



To: Mr. Joseph Horwedel, Director
Department of Planning, Building and Code Enforcement
City of San Jose

From: Bo Radanovich

Date: December 4, 2006

Re: Evergreen Opportunity Sites

Following is a brief outline of the revised proposed developments of the four opportunity sites in Evergreen. In summary, we have decreased our original proposal by nearly 500 units to 4730. In addition, we have increased our share of amenity funding from \$206 million to \$225 million (total package of \$250 million once “pool unit” contributions are included) and have increased our land dedication from 52 total acres to 78 acres.

With regards to the East Side Union High School District, the state mandate for our project is \$1.07 per square foot, we have increased our commitment to \$2.63 per square feet, or nearly two and a half times what the State mandate is.

Arcadia Site

This site is an 81 acre parcel on Capital Expressway across from the Eastridge Mall. The goal of this site is to create a high density Transit Oriented Mixed-Use Development consisting of 1,875 multi-family units and up to 300,000 square feet of commercial retail.

The site is in one of the City’s SNI/Redevelopment areas, and as such, 20% of the housing units will be set-aside as deed restricted affordable housing units that meet the City’s affordable housing requirements for Redevelopment areas.

The Arcadia site will also consist of:

- 11.25 acres for an active adult sports park
- 5 acres of land dedication from Arcadia that will be added to existing 5 acres City owned Meadow Fair Park and 20 acre Evergreen School District’s existing LeyVa Middle School campus. This master plan will deliver:
 - New K-6 school
 - 30,000 square foot joint-use Community Center with Evergreen School District

- Joint Use playing fields
- Little League Complex

Evergreen Valley Community College Site

This 26± acre site is currently owned by EVCC District and sits adjacent to District's existing shopping center. The District intends to retain ownership of the site and ground lease the site to developer(s).

The proposal includes 500 multi-family units, 40% of which are intended to be reserved for affordable, deed restricted, units that meet the City's definition for affordable housing. In addition, the site proposes to include up to 195,000 square feet of commercial retail and commercial office. Included in this request is the desire for a full service supermarket.

Pleasant Hill Golf Course

The PHGC site (KB Home/SummerHill) is a 114± acre site on the corner of White and Tulley that is the former Pleasant Hills Golf Course owned by the Duino family. The course has been closed for over two years.

The proposal calls for 665 detached (590) and attached (75) for-sale units with over 40% of the "net" site remaining as public benefit uses. Our original proposal was for 825 units.

The PHGC site will also include:

- New 11± acres K-6/8 school site and joint use park
- New 9± acres sports park
- New 5± acre Neighborhood Park and additional open space/buffer areas
- 1 Acre land dedication for new city fire station

Note that the K-6/8 elementary school will be entirely privately funded by this project. The school district will not have to pass a district-wide bond measure to construct the school.

Campus Industrial Sites

The Campus Industrial Sites consist of 320 total acres owned by three separate entities (Berg – 170 acres; IDS – 20 acres; Legacy – 120 acres). This area was originally designated as residential in San Jose's General Plan and was amended in the early 1980's to become Campus Industrial as part of the "Berryessa Swap". No development activity has occurred on the site since the early 1980's.

The proposal calls for 1690 mostly detached for-sale units (Berg – 900 units; IDS – 200 units; Legacy – 590 units). Our original proposal was for 2,000 units.

The Campus Industrial Sites will also include:

- 21± acres for New K-8 school site and joint use park
- 10-15± acres for additional New Neighborhood Parks (Berg – 5 acres; IDS – 2 acres; Legacy – 6 acres)

500 Residential pool units

Per the EDP these units will contribute a traffic impact fee of 6,000 – 12,000. We propose that pool allocation request that are less than 4 units be allowed to receive allocations in any phase of the EDP, but requests for more than 4 units allocations will not be granted until phase III. A request for allocations in excess of 4 units may be considered in Phase I or II if a voluntary contribution is made to the Transportation and Amentity package commensurate with what the Opportunity Sites are contributing (\$55,000-\$60,000)

Cash Contributions

The opportunity sites will provide funding per the Evergreen Development Policy for total a total of \$225 million to be spent on transportation improvements, and Community Amenities. \$130 million dollars will be provided prior to the issuance of the first building permit. The Task Force recommendation included a contribution from the opportunity sites of approximately \$213 million. We have increased our contribution to exceed their recommendation by \$12 million. The residential pool units under our proposal would contribute their share of the transportation and amenity fees, bringing the total package up to \$250 million.

<u>Summary</u>	<u>Original</u>	<u>Revised</u>
Arcadia	1875	1875 Units
EVCC	500	500 Units
PHGC	825	665 Units
Campus Industrial	2000	1690 Units
Background/Pool	<u>500</u>	<u>500</u>
	5700	5230